

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1** NAME

HISTORIC LAKEVIEW HISTORIC DISTRICT

AND/OR COMMON

**2** LOCATION Area bounded roughly by Wrightwood, Lakeview, Sheridan,  
STREET & NUMBER Belmont, Halsted, Wellington, Racine & George

CITY, TOWN

Chicago

VICINITY OF

NOT FOR PUBLICATION

9th CONGRESSIONAL DISTRICT

STATE

Illinois

CODE

17

COUNTY

Sidney Yates

CODE

031

Cook

**3** CLASSIFICATION

| CATEGORY                                     | OWNERSHIP                                 | STATUS                                     | PRESENT USE  |
|--|---|--|--|
| <input checked="" type="checkbox"/> DISTRICT | <input type="checkbox"/> PUBLIC           | <input type="checkbox"/> OCCUPIED          | <input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM                       |
| <input type="checkbox"/> BUILDING(S)         | <input type="checkbox"/> PRIVATE          | <input type="checkbox"/> UNOCCUPIED        | <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK               |
| <input type="checkbox"/> STRUCTURE           | <input checked="" type="checkbox"/> BOTH  | <input type="checkbox"/> WORK IN PROGRESS  | <input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE |
| <input type="checkbox"/> SITE                | <b>PUBLIC ACQUISITION</b>                 | <b>ACCESSIBLE</b>                          | <input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS       |
| <input type="checkbox"/> OBJECT              | <input type="checkbox"/> IN PROCESS       | <input type="checkbox"/> YES: RESTRICTED   | <input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC                    |
|  | <input type="checkbox"/> BEING CONSIDERED | <input type="checkbox"/> YES: UNRESTRICTED | <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION                |
|  |   | <input type="checkbox"/> NO                | <input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:                          |

**4** OWNER OF PROPERTY

NAME

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

**5** LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Recorder of Deeds

STREET & NUMBER

Cook County Courthouse

CITY, TOWN

Chicago

STATE

Illinois

**6** REPRESENTATION IN EXISTING SURVEYS

DATE TITLE Illinois Historic Structures Survey

DATE

1972

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS

Department of Conservation

CITY, TOWN

Springfield

STATE

Illinois

# DESCRIPTION

|  |                                       |                                    |   |
|--|---------------------------------------|------------------------------------|---|
| CONDITION                                |                                       | CHECK ONE                          | CHECK ONE                                 |
| <input type="checkbox"/> EXCELLENT       | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED | <input type="checkbox"/> ORIGINAL SITE    |
| <input checked="" type="checkbox"/> GOOD | <input type="checkbox"/> RUINS        | <input type="checkbox"/> ALTERED   | <input type="checkbox"/> MOVED DATE _____ |
| <input type="checkbox"/> FAIR            | <input type="checkbox"/> UNEXPOSED    |                                    |   |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Lakeview Historic District is located in Chicago approximately 3½ miles due north of the Loop in the southeast corner of Lakeview Township and includes much of the southeast area of the community of Lakeview as well as small section of the Lincoln Park neighborhood adjoining on the south. The land in the district is without prominent geographic features, the entire area lying between 5 and 15 feet above the level of Lake Michigan directly to the east. Prior to settlement, the eastern section was sandy shoreline dotted with scrub oak and small swamps, defined somewhat by a low sand ridge running roughly northwest. This ridge, now marked by the route of Clark Street, is the only natural feature to have left traces of its existence.

The boundaries of the Lakeview Historic District were drawn dependant upon visual cohesion and are, therefore, rather irregular. Generally, they circumscribe the maximum extent of an homogeneous architectural character, though occasional small extensions have been added to include individual structures of significance. The eastern boundary runs north from Wrightwood on the center line of Lake View and Sheridan to Belmont. The northern boundary extends along the center line of Belmont from Sheridan to Orchard, west on the interior property lines north of Briar from Orchard to Halsted, south on Halsted and Clark to Barry, further south on the interior property lines east of Clark from Barry to Wellington, and then west on the center line of Wellington, jogging north of Wellington once to include the northeast corner of Dayton, to the alley east of Racine. The boundary continues south along this alley from Wellington to the interior property lines south of Oakdale, east along these lines to Mildred, further east on George to Halsted, along various property lines south of Oakdale and Surf to the first property line west of Broadway, north on this line to Surf, east on Surf to Broadway, then south on Broadway to the interior property lines south of Surf, east on these lines to Cambridge, south on Cambridge to Diversey, further south on the first property line west of Hamden to the first property line south of Diversey, south on Hamden to Wrightwood, south on the west property line of 509 Wrightwood, east on the interior property lines south of Wrightwood to the line of Pine Grove, and, finally, east on Wrightwood to Lake View.

Land use within the district may best be described as intensive. Though primarily a densely residential area, there are sections of major commercial use along Broadway, Diversey, and Clark. There are few industrial establishments, none east of Halsted; major institutions are absent; parks, few and very small; and cultural and social uses concentrated at Sheridan and Diversey. The street pattern is an imperfect rectangular grid, ameliorated by the diagonal of Clark Street and a number of short jogs in several other streets. Transportation is provided by elevated Rapid Transit above Wilton Avenue in the western part of the district and several bus lines, mainly on Halsted, Clark, Broadway, Sheridan, Diversey, and Belmont. The private automobile sees a less popular mode of local transportation, possibly due to the staggering congestion prevailing east of Halsted and the ready availability of public transportation. Streets serviced with bus routes are the major thoroughfares through the district.

Building types in the Lakeview Historic District are extremely varied, ranging from multi-story apartments to single-family detached residences, from one-story commercial structures to the temple of the Elks National Memorial.

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Most structures, however, are residential and most of these multi-residential of one type or another: in 1970, the percentage of owner-occupied housing units in these seven census tracts embracing the district ran from a low 2.6 to 19.1. The density of rental units is highest east of Broadway and diminishes significantly only in the small part of the district lying west of Sheffield. Most --68%-- units are in structures built before 1939 and, since more recent structures tend to contain more units, the proportion of buildings dating from before World War II is considerably greater.

Building height follows similar patterns, tall structures -- thirteen stories and above -- being heavily concentrated to the east of Broadway and virtually absent to the west. Though about 25% of the dwelling units in the district are in such structures, their actual number is relatively small, most structures having 3-4 stories. Masonry construction is dominant throughout, with frame in some evidence particularly west of Halsted and skyscraper construction east of Broadway. Setbacks from the street are quite small and uniform and lateral distance between buildings, when they do not actually abut, generally limited to that of a narrow walkway. The average streetscape then, presents a relatively closed wall close to the street, with a general uniform cornice line punctuated, especially in the eastern section, by much taller structures.

This extremely urban character of the general view, however, is much modified by the great diversity of individual structures that produce both it and the specific quality of the district. A typical block, such as the east side of Hamden Court (vide View XIX), discloses the interplay of older grey and brownstones, small apartment buildings and detached residences framed by large residential towers that transforms the merely urban into the urbane.

Architectural styles display the same diversity, with no single style dominant. Of the detached residences, a few of the oldest are Italianate (v.No.12), Rococo Revival (Nos.1-2), or Neo-classical (No.5). Others combine several stylistic elements with a high degree of originality (Nos.6,9,13, 15-16). Romanesque, Gothic and Classical revival are conspicuous in rowhouses and semi-detached residences dating from ca.1890-1905 (v.Nos.14, 17-19). The Commercial Style of the Chicago School is represented by some early, large apartment buildings (v.Nos.4, 20), while other apartments run the full gamut of styles fashionable from 1900-1930.

Intrusions in the Lakeview Historic District are numerous, but not as disruptive as their numbers might imply, since they are of a building type commensurate with the history and use of the area. Lakeview has been subjected to radical redevelopment at various times since the original settlers each has left its distinguishing mark on the architectural tapestry without destroying the inherited fabric. As a result of the newest redevelopment, now virtually completed, many undistinguished smaller apartments -- or 4 plus 1's -- were introduced, particularly east of Broadway. Though festering so in the visual texture, the 4 plus 1's do not dominate the district at any point and at least tend to continue the older cornice line. In addition to

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these, a number of newer high-rises -- also east of Broadway -- are unsympathetic, although continuing the tradition of high-density housing begun in the 1890's. West of Broadway, intrusions become less numerous, virtually disappearing west of Clark. There are no state or federal highways through the district and seem to be no federal properties within it.

# 8 SIGNIFICANCE

| PERIOD  | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW |   |   |   |
|---|--|---|---|---|
| <input type="checkbox"/> PREHISTORIC          | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC  | <input type="checkbox"/> COMMUNITY PLANNING     | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION                               |
| <input type="checkbox"/> 1400-1499            | <input type="checkbox"/> ARCHEOLOGY-HISTORIC     | <input type="checkbox"/> CONSERVATION           | <input type="checkbox"/> LAW                    | <input type="checkbox"/> SCIENCE                                |
| <input type="checkbox"/> 1500-1599            | <input type="checkbox"/> AGRICULTURE             | <input type="checkbox"/> ECONOMICS              | <input type="checkbox"/> LITERATURE             | <input type="checkbox"/> SCULPTURE                              |
| <input type="checkbox"/> 1600-1699            | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION              | <input type="checkbox"/> MILITARY               | <input type="checkbox"/> SOCIAL/HUMANITARIAN                    |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> ART                     | <input type="checkbox"/> ENGINEERING            | <input type="checkbox"/> MUSIC                  | <input type="checkbox"/> THEATER                                |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE                | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY             | <input type="checkbox"/> TRANSPORTATION                         |
| <input checked="" type="checkbox"/> 1900-     | <input type="checkbox"/> COMMUNICATIONS          | <input type="checkbox"/> INDUSTRY               | <input type="checkbox"/> POLITICS/GOVERNMENT    | <input checked="" type="checkbox"/> OTHER (SPECIFY)<br>Urbanism |
|   |  | <input type="checkbox"/> INVENTION              |   |   |

SPECIFIC DATES

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

Of the high-density communities stretching north along Lake Michigan from Chicago's Loop, few, if any, have retained their essential character as thoroughly as has the southern part of Lakeview encompassed in the Lakeview Historic District. Although affected by similar pressures as its neighbors, the district has not degenerated into a glittering lakefront high-rise strip concealing squalid decay further west, but has preserved the earlier division of modest housing blossoming into affluence under the influence of the shore. Lakeview may not possess the homogeneity or distinction of the Lincoln Park and Near North neighborhoods directly to the south, yet, conversely, neither do they display Lakeview's wide-ranging diversity.

Architecturally, the Lakeview Historic District contains as wide a spectrum, or wider, of styles, building types and periods as can be found within so small an area anywhere in the city. The general quality is above average and outstanding individual structures are present in sufficient number to define the district and establish its sense of time and place. They have, admittedly, been notable and extensive losses incurred by the older building stock, not so extensive, however, as to render the district an anonymous stretch of mere city. Lakeview remains a viable community that shows, as in a microcosm, the myriad facets of the larger urban experience: old beside new, modest beside pretentious, individual beside multifarious, continuity beside diversity.

## HISTORY

The Lakeview Historic District is but a small part of Chicago's North Side and its history cannot be divorced from the larger context of either the Lakeview community or Lakeview Township, the key areas of the city lying between the North Branch of the Chicago River and Lake Michigan. The area's aboriginal history has not been fully explored, though Indian encampments have been definitely placed there as late as 1824, one near the present intersection of Clark and Diversey.

Considering the proximity and growth of Chicago to the south, the settlement of Lakeview began relatively late and proceeded rather slowly. A possible cause of this slow development may lie in the lack of adequate access: Little Fort Road (Lincoln Avenue) and Green Bay Road (Clark Street) little more than foot trails, were the only routes north from the city. The latter road followed the trail established by General Scott to connect Forts Dearborn (Chicago) and Howard (Green Bay, Wisc.) and was improved by the federal government in 1832 and 1838.

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The first white settlers, Conrad and Christine Sulzer, arrived in 1837 and located their farm near the intersection of Montrose and Clark, well north of the present historic district. Sulzer was a Swiss immigrant and th a striking portent of the waves of Germanic immigration that shaped all of Lakeview later in the century. Throughout the 1840's, a steady trickle of settlers -- mainly Luxemburgers of German stock -- arrived and established themselves to the northwest of the Sulzer homestead. Most were farmers and Lakeview soon developed into a significant truck-farming region, raising mu of the produce -- including most of the celery -- of Chicago and the Middle West.

More intensive homesteading and land speculation began in the early 1850's and led to the organization of Lakeview Township in 1854 as the area bounded by Fullerton, Devon, Western, the North Branch of the Chicago River and Lake Michigan. The Township was incorporated as the Town of Lakeview in 1865 and was granted a city charter in 1887. Annexation to the City of Chicago, whose northern boundary was Fullerton, was approved by both the Chicago City Council and the voters of Lakeview in 1889, to become effectiv July 15 that same year.

The early growth of Lakeview before 1850 was mainly agricultural and occurred largely west of Halsted. The initial improvement to the east lay between Graceland (Irving Park) and Belmont and came in the form of the are subdivision as Pine Grove on 12 February 1853 by James H. Rees and E.E. Hundl Rees and Hundley then proceeded to erect Lake View House, a lakeside hotel which opened 4 July 1854, in the hopes of attracting Chicago's affluent bot as summer guests and permanent residents. After the laying of the Lake View Plank Road (Evanston, now Broadway) by a group of interested parties in 185 their wish was fulfilled. Development extended along the entire lakeshore north from Fullerton, occasionally reaching as far west as Sheffield. The period of greatest activity was in the five years immediately following the Civil ar, when the land was parcelled into large suburban estates -- so la in fact that a contemporary writer describes a five-acre plot as being "somewhat small."

Improved transportation, which had made these settlements possible, so however, began to sound the death-knell for Lakeview's eastern villa distri as well as for its more agricultural west. The first public transportation was provided by the predecessor of the Chicago and Northwestern Railroad, w had inaugurated passenger service to the Township's west side as early as 13 November 1856. Public transportation in the eastern section operated along Evanston north from Fullerton beginning in 1870. These facilities remained limited until Lakeview's accession to the city, when it was inte-grated Chicago's more extensive network. Public roads were improved shortly after the town's incorporation in 1865. An accretion of industrial establis ments in the Township's southwestern area near the river also helped accelerate the demise of Lakeview's most gentlemanly period.

Earnest land investment and subdivision followed the formation of the Ravenswood Land Company in 1869, which immediately began to transform the

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CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 3

productive farms of the northwest into housing. The decade of the 1880's was subdivision's heyday, witnessing the reduction of most of southern Lakeview, including the villa district, into 25-foot and some 50-foot lots. From 1885 to 1894, the period of greatest building activity, small multiple-family dwellings and one- and two-story frame houses rose in great numbers west of Clark, while more substantial residences, rowhouses, and apartments (v.Nos. 14-5, 10, 14-15, 17-18 below) appeared in the east. The pattern established then affluence to the east nearer the lake yielding to the more modest as one moved west of Clark -- has remained a permanent feature of Lakeview. Many, if not most, of these new Lakeview residents were recent immigrants from Germany and Sweden attempting to escape the congestion of the then Inner City to the south. Their numbers were so large that a full third of Lakeview was of German or Swedish stock as late as 1930.

Although Lakeview was quickly reaching residential maturity in the 1890's -- and actually did in the area of the Historic District west of Halsted -- later developments caused considerable alterations and increases in density, especially east of Broadway. In the two decades, 1910-1930, the population of the Lakeview neighborhood (roughly the southern third of Lakeview Township) rose from 60,535 to 114,872. Much of this increase was absorbed in previously built-up sections, with newer and larger structures replacing those erected in the eighties and nineties. While the population of Lakeview and those specific areas comprising the Lakeview Historic District has remained virtually unchanged since 1930, the picture is not actually that stable. Another partial redevelopment east of Broadway that began about 1960 and is now virtually complete augmented population there significantly enough to offset losses in the western precincts. Between 1960 and 1970, the census tracts comprising the Historic District west of Broadway declined about 21% in population; those to the east gained at roughly the same pace (20.7%). As had been the case earlier, newer and larger structures supplanted the older account for most of the growth.

The present fabric of the Lakeview Historic District, then, is not the work of any single time nor even of a continuous growth pattern, but an agglomeration produced by four distinct periods: settlement and suburban development, ca. 1850-75; urbanization, 1885-94; maturation, ca. 1910-30; and redevelopment, ca. 1960-70. The first left its imprint on the street pattern, notably Broadway and Clark streets -- but its magnificent villas, with a sole exception (v.No. 12 below), have disappeared --; the second and third established the sophisticated urban environment that makes Lakeview desirable; the fourth has sought, often grossly, to capitalize on the achievements of predecessors.

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

|                  |      |
|------------------|------|
| STATE            |      |
| COUNTY           |      |
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| ENTRY NUMBER     | DATE |
|                  |      |

(Number all entries).

8. SIGNIFICANCE - Page 4

SITES AND STRUCTURES OF SPECIAL SIGNIFICANCE

Numbers refer to map

1. Francis J. Dewes House  
503 W. Wrightwood  
Built in 1894-6 by architects Cudell & Hercz  
Francis Dewes was a leading brewer who came to Chicago from Germany in 1868. Adolph Cudell, also from Germany, was one of the most fashionable architects in the city of that time. His most celebrated work, besides the Dewes house is the Cyrus McCormick mansion (now demolished). Hercz was an Hungarian trained in Vienna who seems to have specialized in interior design and theatrical production. The Dewes House has extraordinary interiors.  
Architectural Significance
2. August Dewes House  
509 W. Wrightwood  
Built in 1894-6 by architects Cudell & Hercz  
August Dewes was the brother of Francis Dewes, who had this house built for him. It shares a yard with the Francis Dewes House above. (q.v.).  
Architectural Significance
3. Elks National Memorial  
2750 N. Lakeview  
Dedicated July 14, 1926; built by architect Egerton Swartwout  
The Elks Memorial has notable interiors that include murals by Edwin Blashfield and Eugene Savage.  
Architectural Significance
4. Brewster Apartments  
500 W. Diversey  
Built in 1893 by architect E.H. Turnock  
Architectural Significance
5. Nureen House  
510-20 W. Wellington  
Built before 1901 by architect W.A. Otis  
Architectural Significance
6. Residence  
2715 N. Pine Grove  
Architectural Significance



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|                  |      |

(Number all entries)

8. Significance - Page 5

7. Apartments  
533 W.Diversey  
Architectural Significance
8. Apartments  
2739-41 N.Hamden Court  
Architectural Significance
9. Residence  
1048 W.Oakdale  
Architectural Significance
10. D.O.Hill House  
448 W.Barry  
Built before 1904 by architect F.W.Perkins  
Architectural Significance
11. Residence  
610 W.Briar  
Architectural Significance
12. Residence  
2930 N.Burling  
This Italianate house is possibly the oldest in the district. It is post-Civil War and might pre-date the Chicago Fire of 1871.  
Architectural and Historical Significance
13. Residence  
1117 W.Wellington  
Architectural Significance
14. Row Houses  
2817-31 N.Pine Grove  
Built in 1891 by the Ostling Brothers  
Architectural Significance
15. Residence  
513 W.Wellington  
Architectural Significance
16. Residence  
847 W.Wellington  
Architectural Significance
17. Residence  
506 W.Oakdale  
Architectural Significance

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|                  |      |
|------------------|------|
| STATE            |      |
| COUNTY           |      |
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| ENTRY NUMBER     | DATE |
|                  |      |

(Number all entries)

8. Significance - Page 6

18. Residence  
506 W. Diversey  
Architectural Significance

19. Residence  
824 W. Oakdale  
Architectural Significance

20. Apartment Building for E.J. Lehmann Estate - Lessing, now  
Commodore Apartments  
Designed in 1897 by architect E.R. Krause  
550-68 W. Surf  
Architectural Significance

21. Apartments  
451-55 W. Wrightwood  
Built in 1928  
Architectural Significance

22. Pine Grove Apartment Hotel  
2816-28 N. Pine Grove  
Built in 1922-23  
Architectural Significance

# MAJOR BIBLIOGRAPHICAL REFERENCES

Clark, Stephen B., The Lake View Saga, Chicago 1974.  
 City of Chicago, Chicago Statistical Abstract, Part II, 1973.  
 Andreas, A.T., History of Cook County, Chicago 1884.  
 Kitagawa & Taeuber, eds., Local Community Fact Book 1960, Chicago 1963.  
 Historical Files of Hild Regional Library, Chicago (Unpublished).

## GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx 181  
 UTM REFERENCES

|   |      |         |          |     |      |         |          |   |      |         |          |     |      |         |          |
|---|------|---------|----------|-----|------|---------|----------|---|------|---------|----------|-----|------|---------|----------|
| A | 1,6  | 44,5    | 38,5     | 4,6 | 4,3  | 10,9    | 0        | B | 1,6  | 44,7    | 0,0      | 4,6 | 4,3  | 10,8    | 0        |
|   | ZONE | EASTING | NORTHING |     | ZONE | EASTING | NORTHING |   | ZONE | EASTING | NORTHING |     | ZONE | EASTING | NORTHING |
| C | 1,6  | 44,7    | 0,0      | 4,6 | 4,2  | 0,0     | 0        | D | 1,6  | 44,5    | 4,0      | 4,6 | 4,2  | 0,0     | 0        |

VERBAL BOUNDARY DESCRIPTION

see: 7 Description

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| STATE | CODE | COUNTY | CODE |

## FORM PREPARED BY

NAME / TITLE

Robert Wagner, Staff Researcher

ORGANIZATION

Paul Sprague Historic Preservation Services

STREET & NUMBER

1808-10 W. 103rd Street

TELEPHONE

(312) 881-1870

CITY OR TOWN

Chicago

STATE

Illinois

## STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

*Anthony J. Dean*

TITLE

State Historic Preservation Officer

DATE

4-6-76

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION  
 ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

APR 1976  
 1808-10 W. 103rd Street  
 Chicago, Ill. 60644



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

Lakeview Historic District Boundary Extension - Chicago, Illinois  
Continuation sheet Item number 7 Page 4

7. Historical Information and Description of Contributing Structures  
Included in the Boundary Extension to the Lakeview Historic District  
(Circled Numbers 1-9 on Map).

- ① "Ideal Apartments"  
701 Belmont; 3162 Orchard, 3164 Orchard  
Original Owner: Albert S. Harnstrom  
Architect: W. G. Whitney  
Date: 1915

This red brick rectangular apartment building with light courts at the rear is three stories tall. Located at the southwest corner of Orchard and Belmont, it contains 18 apartments, accessed by three entrances flush with the sidewalk. Trim is of limestone, simply applied in small geometric medallions under the windows flanking the doorways and beneath the roofline. Stone is also used for the window sills and water table. Similarly, stone trim is found on the apartment building, at the southeast corner of Orchard and Belmont, which is presently in the Lakeview District. Raised brick banding above the third floor windows of the "Ideal Apartments" gives the structure further visual interest and reinforces the general horizontal emphasis evident through the stonework and the use of Chicago windows. The street facades are of red face brick and the rear walls are of common brick. Segmental arches cap the back windows.

Although the basic structure and trim have not been changed, windows above the doorways, flanking them and at the ground floor level have been bricked in.

The building was originally built for Albert S. Harnstrom of the LaSalle Street firm of Harnstrom, Webster and Company, real estate brokers.

United States Department of the Interior  
National Park Service

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Lakeview Historic District Boundary Extension - Chicago, Illinois  
Continuation sheet Item number 7 Page 5

② 705 Belmont

Original Owner: Otto Schoeneman

Architect: Unknown

Date: @1895

The exterior of this three-story, 26' x 65' Richardsonian Romanesque structure remains practically unaltered. Sheathed in rough-faced red granite, its detailing is particularly fine. The entrance is set behind a smooth-faced stone porch having arched openings supported by four polished engaged stone columns with Sullivanesque capitals. The double door is panelled, with beveled glass lights, and a transom. Adjacent to the door is a large window topped by its original stained glass transom. Above the balustraded porch are two stories, with the second and third floor separated by a band of stonework in a checker-board pattern. The roof is gabled and abuts a cylindrical tower with an ornamented entablature and a conical roof.

The interior has been divided into three apartments, although the shallow entrance porch with its paneled wainscoting appears unaltered. The brass escutcheon plates with Sullivanesque ornament also are original. At the rear of the house is a brick addition.

There is a two-story common-brick coach house with a dentiled cornice at the rear of the property.

This structure was included in the 1972 Illinois Historic Structures Survey.

③ "The Belmar" Apartment Hotel  
711 Belmont

Original Owner: Samuel Olson

Architect: Paul F. Olsen

Date: 1926

Simplicity and subtle geometric detailing characterize this handsome apartment hotel. The building is of yellow brick with stone trim, and there have been no alterations over the years. Where there is brick, on the upper four stories, it is manipulated to give an ornamental

United States Department of the Interior  
National Park Service

## National Register of Historic Places Inventory—Nomination Form

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texture to the facade. Rows of headers and stretchers extend three stories surrounding the central and side bays of double windows with brickwork set in a basketweave pattern between the windows. Brick headers and stretchers form the lintels for the smaller windows. Stone sheathes the base and provides the ornamental accents. A stone string course separates the fourth and fifth stories; stone banding draws the eye to the building's parapet, and low relief ornamental medallions set to extend beyond the roofline embellish it.

The apartment entrance, in the center of the building, is flanked by sidelights and topped by a fifteen-pane transom. The shop entrances are set back on the diagonal from the large storefront windows. Materials are original; there have been no structural changes, and there is no inappropriate signage.

During the years from 1910 to 1930, when the Lakeview neighborhood jumped in population from 60,535 to 114,872, several multi-unit, short-term rental buildings such as this were constructed. Some are to be found in the District on Diversey and two others, at 721 and 739 Belmont, were built on this block.

The architect, Paul F. Olsen, who died in 1946 (while living at 739 Belmont) designed a large number of Chicago apartment buildings. His obituary in the Illinois Society of Architects Bulletin notes that apartments and residences were his major practice and mentions among his work the "Vista Homes Apartments", 3901 Oglesby, 7020 Jeffrey and 707 Junior Terrace.

④ 715-717 Belmont Apartments

Original Owner: Otto Zippwald

Architect: Otto Zippwald

Date: 1916

A real sense of design cohesiveness and ingenuity distinguishes this dark-red brick half-courtyard apartment building. It stands three stories over an English basement with the ground story visually set apart by bands of recessed brick and projecting rows of headers and stretchers topped by a stone string course. There is brickwork set

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in a geometric pattern between ornamental brackets supporting a wood cornice and further ornamental brickwork on the building's parapet. Stone trim is found forming a creative design around the entries, forming a string course at the third floor sill line and ornamenting the parapet. In every case geometry is the keynote to design and is found everywhere: in the building's four-stage setbacks, in the brickwork, in the stone detailing and even in the triple window mullions.

There have been no alterations over the years to the building and it has particular visual interest on the block because of its almost mirror image counterpart at 733-35 Belmont, also built and designed in 1916 by Otto Zippwald.

⑤ Belmont Hotel  
721 Belmont

Original Owner: J. Goldberg

Architect: A. L. Himmelblau

Date: 1923

Designed in 1923 as a "bachelor hotel" the four-story Belmont retains its fine Baroque detailing. The ground story of this red brick structure is faced with rusticated limestone, and vertical bands of rustication extend to the building's stone cornice where flat bands support Roman urns that project beyond the roofline. Ornamental stone panels top the windows opening into the first floor lobby, and swags flank the name "Belmont Hotel" in the building's entablature. Capping the structure is a brick and stone parapet with three sections of balustrade--one over each bay housing shops on the first floor and one over the central entrance bay. There is a large canopy over the doorway.

The building was designed by A. L. Himmelblau who, according to his obituary, was a Chicago architect whose practice "had been in the apartment house field."

There have been no exterior structural changes over the years although the upper floor windows have been changed. Only signage marks one first floor shop.



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⑥ 733-735 Belmont Apartments

Original Owner: Otto Zippwald

Architect: Otto Zippwald

Date: 1916

Like its mirror-image counterpart at 715-717 Belmont, this red brick half-courtyard building of twelve units displays inventiveness and design coherence. Reversed but similar in massing to 715-717, it also takes geometry for a keynote but varies detailing to make an original statement. Brickwork on the ground story is set in bands, but the bands are narrower and formed by projecting not recessed rows. Window lintels are composed of bands of stretchers. Limestone provides the accents: in window sills, in a string course at the second story sill line and in banding and square medallions on the building's parapet which is above a bracketed wood cornice. The multi-paned wooden door is flanked by a six-pane side-light and repeats the configuration of mullions on the structure's windows.

Like 715-717 Belmont, the building has had no exterior alterations.

⑦ 737 Belmont

Original Owner: Michael O'Shaugnessy

Architect: Unknown

Date: 1890

Although now divided into apartments, this two-story brick town-house has handsome detailing and looks, on the exterior, like a single family dwelling. Its arched entry porch, with clusters of columns and spindlework, is original as is the double doorway with an arched stained-glass transom containing the house's original number--1662. Two other stained-glass windows are found over the windows in the west bay. Between the first and second floors is terra cotta detailing. There is a pent roof with an ornamented wood gable at the roofline over the window bay.

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The only exterior alteration is found at the ground level where the windows have been filled in with glass brick. Otherwise, the structure's integrity is excellent.

8. "Lakeview Apartments  
739 Belmont

Original Owner: Adolph Loeffler

Architect: Doerr, Lindquist and Doerr

This five-story red brick apartment hotel with limestone trim has, like others on the block, been unaltered over the years. Tudor-inspired ornament, used sparingly, provides decorative accents. It surrounds the large ground-story windows and entrance; it forms a string course at the first and fourth story sill lines; it sets apart, with blind arches and pinnacles, the fifth-floor corner bays, and it tops the building's crenellated parapet.

At the ground story, the shop windows and apartment entrances have flat Tudor arches. Doorways to the shops are set back at an angle. Only one unfortunate sign mars the otherwise intact facade.

The building was designed by an architectural firm whose principal, William F. Doerr, has received some important recognition for his work. To quote Chicago and Its Makers, "Mr. Doerr took a major role in transforming the village (of Hyde Park) into an outlying residential area of that city (Chicago) by building a large number of apartment buildings after the great World's Fair and after the great World War, great apartment hotels whose towers rivaled those of the central business district of Chicago." It also notes that Doerr was builder of the first kitchenette apartment hotel in Hyde Park. His biography in the 1931 Book of Chicagoans notes that he was a "pioneer in the establishment of kitchenette apartments." His work included the Madison Park Apartment Hotel, the East End, the South Shore View and the Cornell Hotel. Here we see a small but fine example of his work.

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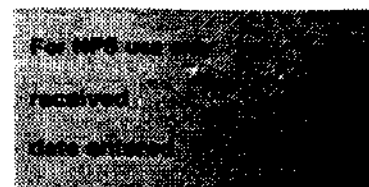
9. Building at 3171 Halsted  
Original Owner: John P. McElligott  
Architect: Unknown  
Date: 1912

Although commercial in use, this handsome red brick two-story building is human in scale and similar in materials to the residential structures east of it on Belmont. Great care was given to the brickwork and the highly original cornice design. Rows of stretchers forming horizontal bands surrounding the stone string courses articulate the facade, and brickwork in a basketweave pattern creates a broad band between the top string course and the cornice. The ornamented stone cornice flares at the top with paired grooves accenting the flare. Limestone also is used for window sills and bracketed lintels on the first floor Belmont facade. The rounded corner ties together two busy streets connecting the short expanse of commercial use between Belmont and the present boundary.

Although most of the original detailing is there, new wood siding and windows face the corner grill and new brick infill and windows are found on the first floor Halsted facade. Nevertheless, the brickwork and cornice is intact. At the corner, which was McElligott's "saloon" in 1914, is tilework with the letters JPM, the initials of the building's original owner.

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Non -Contributing Structures (Numbered N1 - N3 on Map)

N1 729 Belmont

Original Owner: Henry R. Scholnick

Architect: Unknown

Date: 1885

This is a 1½ story Chicago cottage that has been altered by unsympathetic siding and additions.

N2 3161 Halsted

Original Owner: Marcellus M. Watson

Architect: Unknown

Date: 1905

This is a 2½ story vernacular cottage that retains its brackets and overall massing but has siding and new windows.

N3 3159 Halsted

Contractor: Lundquist and Sheer

Date: 1921

These are several one-story masonry garages that are innocuous. They straddle the alley linking the proposed boundary extension and the present boundary edge.

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8. Justification for Boundary Extension:

Extending the boundary of the Lakeview Historic District to include structures on the south side of Belmont Avenue between Orchard Street and Halsted Street is logical for several reasons.

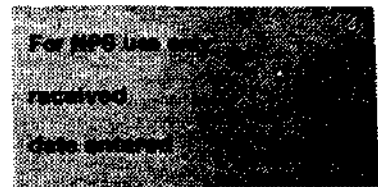
(1) Like the buildings on Belmont east of Orchard already in the Lakeview Historic District, the structures in the proposed boundary extension, on the south side of Belmont between Orchard and Halsted, are predominantly residential. West of Halsted, where the new boundary line would be, the south side of Belmont becomes visibly commercial. There is a parking lot and the Lakeview Bank, at the southeast intersection of Clark and Belmont. Beyond Clark the block is densely commercial with stores, restaurants and offices. The character of Belmont changes at Halsted not Orchard.

(2) Like much of the Lakeview Historic District, the block proposed for inclusion in the District contains a mix of residential building types. The nomination form points out "Building types in the Lakeview Historic District are extremely varied ranging from multi-story apartments to single family detached residences, from one-story commercial structures to the temple of the Elks National Memorial." (#7,p.1). It also indicates that "most structures are residential and most of these multi-residential of one type or another." The south side of the 700 block of Belmont fits these descriptions. It is predominantly multi-family residential, containing a variety of types--single family residences (now converted to apartments) half courtyard apartments, apartment hotels, and an 18-unit corner apartment building.

(3) Adding this block to the District makes a more visually distinct boundary edge. In terms of scale, materials, and building heights, it more closely resembles the block to the east, which is already in the District, than it does the one to the west, which has a parking lot and the stone, neo-classical Lake View Bank building. Both this block and the one to the east contain structures that are human in scale with careful attention to small details, buildings that are mostly of brick and that are between two and four stories high.

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(4) The proposed block also fits well into the general design character of the entire District. Like the rest of the District, most of the structures here are of masonry construction; many stand three to four stories, and taken together they display a diversity of styles and create a heterogeneous urban character. Stylistically, there are examples of Romanesque Revival, simplified Queen Anne, and apartments showing Historical Revival and Prairie influences. All come together to create a well-woven fabric. In the Lakeview District there are only, of hundreds of structures, 22 noted as being of "special significance." Rather, these are a number of buildings that, when taken together, reflect a high quality urban context. Adding the buildings in the proposed extension to the District enriches that context. There are no new buildings in the proposed boundary extension; the most recent structures on the block, 711 and 739 Belmont, were built in 1926. And with the exception of two vernacular structures that have been altered, the integrity of the buildings is excellent.

(5) Finally, the buildings in the proposed boundary extension, to some extent, display stylistically the historical changes that have taken place in Lakeview over the years. The nomination points out that between 1910 and 1930 Lakeview's population grew from 60,535 to 114,872 and that "much of this increase was absorbed in previously built up sections, with newer and larger structures replacing those erected in the eighties and nineties." Here we have two unaltered remnants of nineties structures (705-1895 and 737-1890) and examples of larger multi-family buildings and hotels that were built to meet the rising needs of a population and that, (as title records indicate) replaced small single family homes. The structures built between 1910 and 1930 with their integrity preserved reflect the same quality of design as those constructed earlier and show how Lakeview has indeed changed over time.

To conclude, the structures in the proposed boundary extension, on the south side of Belmont between Orchard and Halsted, illustrate the very reasons the boundaries were originally drawn as they were for the District. Examining the criteria described in the original nomination show they apply not just to the District as it stands but to the District including the boundary extension. In addition, examining the structures in the proposed boundary extension indicates that the buildings are not different in function or visual character from those in the District. It would have been appropriate originally for the boundary edge to be drawn as now proposed; amending the boundary will more clearly define this boundary edge, create a more cohesive district and correct a "professional error" in delineating the boundaries in the original nomination of the Lakeview Historic District.

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(Incorporated under No.7  
in nomination form)

Revised Boundary Description

The eastern boundary runs north from Wrightwood on the center line of Lake View and Sheridan to Belmont. The northern boundary extends along the center line of Belmont from Sheridan past Orchard, 665.6' to the center line of Halsted, south on Halsted and Clark to Barry, further south on the interior property lines east of Clark from Barry to Wellington, and then west on the center line of Wellington, jogging north of Wellington once to include the northeast corner of Dayton, to the alley east of Racine. The boundary continues south along this alley from Wellington to the interior property lines south of Oakdale, east along these lines to Mildred, further east on George to Halsted, along various property lines south of Oakdale and Surf to the first property line west of Broadway, north on this line to Surf, east on Surf to Broadway, then south on Broadway to the interior property lines south of Surf, east on these lines to Cambridge, south on Cambridge to Diversey, further south on the first property line west of Hamden to the first property line south of Diversey, south on Hamden to Wrightwood, south on the west property line of 509 Wrightwood, east on the interior lines south of Wrightwood to the line of Pine Grove, and, finally, east on Wrightwood to Lake View.

11. Form prepared by:

Susan S. Benjamin  
711 Marion Avenue  
Highland Park, Illinois 60035  
(312) 432-1822



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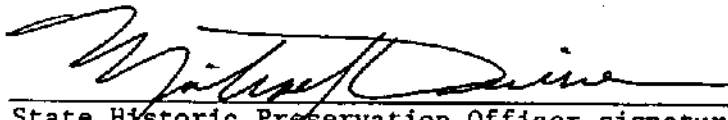
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The evaluated significance of this property within the state is local.

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.



State Historic Preservation Officer signature

Director, Illinois Historic Preservation Agency

3/18/86

Title

Date



IN REPLY REFER TO:

# United States Department of the Interior

NATIONAL PARK SERVICE

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HISTORIC PRESERVATION

MAY 23 1986

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places beginning May 11, 1986 and ending May 17, 1986. For further information call (202) 343-9552.

STATE, County, Vicinity, Property, Address, (Date Listed)

ALABAMA, Calhoun County, Jacksonville, Downtown Jacksonville Historic District, Roughly bounded by College, Thomas, Coffee, and Spring Sts. (05/13/86)

ALABAMA, Limestone County, Athens, Houston, Governor George Smith, House, 101 N. Houston St. (05/15/86)

ALABAMA, Mobile County, Mobile, Paterson House, 1673 Government St. (05/15/86)

ALABAMA, Tuscaloosa County, Tuscaloosa, Downtown Tuscaloosa Historic District, Roughly bounded by Fourth St., Twenty-second Ave., Seventh St., and Twenty-fifth Ave. (05/15/86)

ARIZONA, Coconino County, Grand Canyon vicinity, Trans-Canyon Telephone Line, Grand Canyon National Park, Grand Canyon along Bright Angel and North Kaibab Trails from South Rim to Roaring Springs and South Kaibab Trail to Tipoff (05/13/86)

HAWAII, Hawaii County, Bobcat Trail Habitation Cave (50-10-30-5004) (05/15/86)

ILLINOIS, Cook County, Barrington, Barrington Historic District, Roughly bounded by Dundee, W. Coolidge, E. Hillside, and S. Grove Aves., and S. Hough, E. Lake, Main, N. Garfield, and E. Applebee Sts. (also in Lake County) (05/16/86)

ILLINOIS, Cook County, Chicago, Chicago Beach Hotel (Hyde Park Apartment Hotels TR), 5100-5110 S. Cornell Ave. (05/14/86)

ILLINOIS, Cook County, Chicago, East Park Towers (Hyde Park Apartment Hotels TR), 5236-5252 S. Hyde Park Blvd. (05/14/86)

ILLINOIS, Cook County, Chicago, Flamingo-On-The-Lake Apartments (Hyde Park Apartment Hotels TR), 5500-5520 S. Shore Dr. (05/14/86)

ILLINOIS, Cook County, Chicago, Hotel Del Prado (Hyde Park Apartment Hotels TR), 5307 S. Hyde Park Blvd. (05/14/86)

ILLINOIS, Cook County, Chicago, Hyde Park-Kenwood Historic District (Boundary Increase), 825-833 E. Fifty-second St. (05/16/86)

ILLINOIS, Cook County, Chicago, Lakeview Historic District (Boundary Increase), 701, 705, 711, 715-717, 721, 733-735, 737, and 739 Belmont, 3162 & 3184 Orchard and 3171 Halsted (05/16/86)

ILLINOIS, Cook County, Chicago, Mayfair Apartments (Hyde Park Apartment Hotels TR), 1650-1666 E. Fifty-sixth St. (05/14/86)

ILLINOIS, Cook County, Chicago, Poinsetta Apartments (Hyde Park Apartment Hotels TR), 5528 S. Hyde Park Blvd. (05/14/86)

ILLINOIS, Cook County, Chicago, Shoreland Hotel (Hyde Park Apartment Hotels TR), 5450-5484 S. Shore Dr. (05/14/86)

ILLINOIS, Vermilion County, Danville, Stone Arch Bridge, 760-800 E. Main St. (05/16/86)

KENTUCKY, Campbell County, Fort Thomas, Fort Thomas Military Reservation District, Roughly bounded by Pearson, Alexander, and Cochran Aves., River Rd., and S. Fort Thomas Ave. (05/15/86)